

Attachment 3

Below are descriptions of industrial land uses permitted within the M-2 zone, except for waste-related uses which are not permitted in either the C-3 or M-2 zones. You will find examples of uses and excluded uses for the various land use categories. The last three digits of, for example 501, can also be found in the far left column in Attachment 2 Zoning Table.

15.303.501 Traded sector industry office category.

A. Characteristics. Traded sector industry offices are corporate offices for traded sector industries that design, research, or create a product where the manufacturing is done at a different facility, or the product is intangible or intellectual. It may include offices for management of corporations or sales of products where the primary market is beyond the local region. General public visits to the office are very infrequent.

B. Accessory Uses. On-site testing or modeling, where such manufacturing comprises less than 20 percent of the floor area.

C. Examples. Offices for architects, surveyors, engineers, financial institutions, insurance companies, manufacturing designers, software companies and Internet based businesses where the clientele served by the office are largely beyond the local region, call centers, technical support centers, movie studios, television or radio station studios.

D. Exclusions.

1. Local business offices, medical offices, personal services, commercial services are separate uses.

2. Office uses accessory to on-site manufacturing are classified under the primary use. [Ord. 2763 § 1 (Exh. A § 5), 9-16-13.]

15.303.502 Industrial services category.

A. Characteristics. Industrial service uses provide services to other businesses or industries. Services often are provided off site at the customer location. Services to the general public are allowed, but general public visits to the site are infrequent. Items to be serviced may be brought in and out by truck, trailer or forklift. Materials may be stored in warehouses, or outside in enclosed areas. Trailers and medium or heavy duty vehicles may be used and stored on site.

B. Accessory Uses. Sale of items related to the service is permitted.

C. Examples. Plumbing, heating and cooling services, construction contractors, building or landscape maintenance services, large animal veterinary clinics/hospitals, laboratories, farm implement repair, medium and heavy duty vehicle repair.

D. Exclusions. Commercial vehicle service and commercial service are separate uses. Truck stops. [Ord. 2763 § 1 (Exh. A § 5), 9-16-13.]

15.303.503 Wholesale and industry sales category.

A. Characteristics. Wholesale sales uses sell goods or merchandise to retailers, to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services. Items are only occasionally sold directly to the general public.

B. Accessory Uses. Retail sales of items to business people visiting the site.

C. Examples. Wholesale lumber yards, construction materials stores primarily serving contractors, construction equipment rental yards, wholesale nursery sales, agricultural machinery sales, agricultural supply stores.

D. Exclusions. Livestock sales. [Ord. 2763 § 1 (Exh. A § 5), 9-16-13.]

15.303.504 Warehouse, storage and distribution category.

A. Characteristics. Warehouse, storage and distribution uses involve the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. It includes data centers that store and distribute electronic data. There is little on-site sales activity with the customer present.

B. Accessory Uses. Accessory uses may include offices, truck fleet parking and maintenance areas, rail spur or lead lines, docks, and repackaging of goods.

C. Examples. Examples include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, marine, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; the stockpiling of sand, gravel, or other aggregate materials; contractors equipment storage; and data centers.

D. Exclusions.

1. Uses that involve the transfer or storage of solid or liquid wastes are classified as waste-related uses.

2. Self-service storage is a separate use category. [Ord. 2763 § 1 (Exh. A § 5), 9-16-13.]

15.303.505 Self-service storage category.

A. Characteristics. Self-service storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing personal property.

B. Accessory Uses. Accessory uses may include security and leasing offices. Living quarters for one resident manager per site are allowed. Other living quarters are subject to the regulations for residential uses. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the self-service storage use. The rental of trucks or equipment is also not considered accessory to a self-service storage use.

C. Examples. Examples include single-story and multistory facilities that provide individual storage areas for rent. These uses are also called mini-warehouses. RV storage.

D. Exclusions. A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the warehouse, storage and distribution category. [Ord. 2763 § 1 (Exh. A § 5), 9-16-13.]

15.303.506 Light manufacturing category.

A. Characteristics. Light manufacturing uses involve manufacturing, processing, fabrication, packaging, or assembly of goods. These types of firms are involved in the secondary processing and assembly of materials and components into finished products, generally for the wholesale market, for transfer to other plants, or to order for firms or consumers. The external impact from these uses is generally less than heavy manufacturing. Outdoor storage and processing of goods and materials is less than 10 percent of the site. Transportation needs are often met by truck. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site (typically fewer than five per day per 1,000 square feet of floor area).

B. Accessory Uses. Retail sales of goods produced on site, provided the floor area devoted to retail sales is small (less than 10 percent of the floor area, up to 2,000 square feet).

C. Examples. Instrument and machinery manufacturers, food processors, furniture manufacturers, wineries, wholesale bakeries.

D. Exclusions. Heavy manufacturing is a separate category. [Ord. 2763 § 1 (Exh. A § 5), 9-16-13.]

15.303.507 Heavy manufacturing category.

A. Characteristics. Heavy manufacturing is a use that involves manufacturing, processing, fabrication, packaging, or assembly of large volumes of raw materials into refined products. These types of firms have significant external impacts. Outdoor storage and processing of goods and materials may exceed 10 percent of the site. Transportation needs are often met by both truck and rail. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site (typically fewer than five per day per 1,000 square feet of floor area).

B. Accessory Uses. Retail sales of goods produced on site, provided the floor area devoted to retail sales is small (less than 10 percent of the floor area, up to 2,000 square feet), and on-site sales represent less than 10 percent of total product sales.

C. Examples. Asphalt and concrete plants, paper mills, steel mills, abattoirs.

D. Exclusions. Uses that involve storage of materials without any processing. [Ord. 2763 § 1 (Exh. A § 5), 9-16-13.]

15.303.508 Waste-related category.

A. Characteristics. Waste-related uses receive solid or liquid wastes from others for disposal on the site or for transfer to another location, collect sanitary wastes, or manufacture or produce goods or energy from the biological decomposition of organic material. Waste-related uses also include uses that receive hazardous wastes from others and are subject to the regulations of OAR 340-100-110, Hazardous Waste Management.

B. Accessory Uses. Accessory uses may include recycling of materials, offices, and repackaging and transshipment of byproducts.

C. Examples. Examples include sanitary landfills, limited use landfills, waste composting, energy recovery plants, portable sanitary collection equipment storage and pumping, and hazardous waste collection sites, automobile wrecking yards.

D. Exclusions.

1. Disposal of clean fill, as defined in OAR 340-093-0030, is considered a fill, not a waste-related use.

2. Sewer pipes that serve a development are considered a basic utility.

3. Wastewater treatment plants are a separate use. [Ord. 2763 § 1 (Exh. A § 5), 9-16-13.]